

Engineering Referral Response

Application Number:	Mod2022/0583
Proposed Development:	Modification of Development Consent DA2020/1588 granted for Alterations and additions to a dwelling house
Date:	01/02/2023
To:	Clare Costanzo
Land to be developed (Address):	Lot 1 DP 241941 , 30 Churchill Crescent ALLAMBIE HEIGHTS NSW 2100

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m2 or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Council's development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

The subjected site is affected by an overland flow path. An overland flow study was submitted with DA 2020/1588.

In this application, an additional off street parking space for a caravan within the front setback has been proposed.

The application must provide a revised overland flow study to verify that the proposed additional parking will not amend the overland flow regime and lead a flooding issue to the subjected site.

Further, the level and dimension of an additional off street parking space has not been provided to continue the assessment.

As such, Development Engineering cannot support the application.

01/02/2023

The amended plan was provided.

The entry and parking space allocated for caravan appears to be inadequate. Further, steep ramp from existing driveway to proposed space can potentially cause scraping of caravan.

Therefore, the applicant needs to provide evidence such as swept path analysis demonstrating how

caravan can be maneuvered for the parking purpose. In addition to this, section profile extending from existing driveway to proposed parking space is required demonstrating that caravan does not get scraped.

The application can not be supported due to lack of information to assess C3 of the DCP.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.